

RUMSON PLANNING BOARD
November 8, 2021
MINUTES

The regularly scheduled virtual meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Chairman Lospinuso, Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon
Absent: Mrs. Baret

Also present, Michael B. Steib, Esq., Fred Andre', Robert Keady representing T&M Associates, Kendra Lelie, the Planning Consultant and Eric Paone Hurd, Moderator.

The notice requirements of the Open Public Meetings Act were stated as being met.

Chairman Lospinuso asked for any comments on the October 4, 2021 Meeting Minutes. Councilman Casazza made a Motion to approve the Minutes as submitted; Seconded by Mrs. Ford.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon, Chairman Lospinuso

Nays: None

Mr. Steib announced that the application of Yellow Brook Property Company for property located at 91 Rumson Road be presented for the Board's consideration. Mr. Steib announced that service is in order and the Board has jurisdiction to hear the matter.

Mr. Steib stated that the Board is in receipt of the following exhibits: A-1 Existing Conditions Survey revised through 9/29/2020; A-2 Stormwater Management Operations and Maintenance Manual dated 1/20/2021; A-3 Stormwater Management Report dated 1/28/2021; A-4 Environmental Impact Statement dated 1/29/2021; A-5 Preliminary and Final Major Site Plan dated 1/29/2021; A-6 Miskovich Consulting Engineers Traffic and Parking Report dated 2/3/2021; A-7 Freehold Soil Conservation District Application dated 2/3/2021; A-8 Monmouth County Planning Board Application dated 2/3/2021; A-9 Application Packet; A-10 Applicant's Transmittal Letter dated 2/4/2021; A-11 Monmouth County Planning Board Review Letter dated 3/8/2021; A-12 Freehold Soil Conservation District Certification Letter dated 3/8/2021; A-13 Schematic Duplex Plantings Plan dated 3/27/2019; A-14 Schematic Landscape Buffer Plan revised through 3/18/2021; A-15 Concept Plan revised through 3/18/2021; A-16 Shared Garage Architectural Drawing revised through 3/19/2021; A-17 Carriage House Architectural Drawing revised through 3/19/2021; A-18 Duplex Townhome Unit Architectural Drawing revised through 3/19/2021; A-19 Triplex Townhome Unit Architectural Drawing revised through 3/19/2021; A-20 Completeness Review dated 3/19/2021; A-21 91 Rumson Road exhibits and site plan dated 3/23/2021; A-22 T&M Associates Engineer Review dated 7/21/2021; A-23 Architectural Overview; A-24 Exterior Materials Photograph; A-25 Osprey Lane Elevation View; A-26 Sales Trailer Location; A-27 Tuxedo Lane Site View; A-28 Stormwater Management Document; A-29 Landscape Rendering; A-30 Column Entrance; A-31 Exhibits; A-32 T&M

Associates response letter dated 7/21/2021; A-33 Stormwater Report dated 9/24/2021; A-34 Operations and Maintenance Manual dated 9/24/2021; A-35 Sanitary Sewer Report; A-36 Site Plan dated 9/24/2021; A-37 T&M Associates Engineering Review dated 9/29/2021; A-38 Supplemental Traffic Assessment; A-39 T&M Associates amended review dated 11/1/2021; A-40 Lauriston Park; A-41 Aerial; A-42 Rendered Landscape Plan.

Craig M. Gianetti, Esquire representing the applicant addressed the Board. Mr. Gianetti stated that the proposal is demolish and remove existing site features and to construct a multifamily development.

Mr. Keady reviewed the T&M Associates Completeness Review for the Board and recommended that the application be deemed complete. Mr. Barham made a motion to deem the application complete; Seconded by Mr. Clark.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon, Chairman Lospinuso

Nays: None

Mr. Gianetti introduced Brian DeCina, a New Jersey licensed engineer. Mr. DeCina was sworn in and the Board accepted his credentials.

Ronald S. Gasiorowski, Esquire representing Jon Blatt placed his appearance on the record, and stated he has no objection to Mr. DeCina being qualified as an expert witness.

Mr. DeCina described the existing conditions of the subject property and the surrounding area. Mr. DeCina stated that the proposal is to construct a multifamily residential housing development consisting of 14 dwelling units located in two duplex buildings, two carriage buildings and two triplex buildings. Additionally, the applicant proposes site improvements including a private roadway, detached three-car garage paver driveways, paver sidewalk, curbing, lighting, landscaping, sanitary sewer and storm water drainage system consisting of an underground detention basin.

Mr. Decina described the duplex and triplex buildings being proposed in detail. The two carriage houses will contain two residential homes. The proposed use is a permitted use for the zone and the development layout is substantially consistent with the ordinance. The front and side setbacks will conform with the requirements. The building separations will also comply. The building and lot coverage are below the thresholds set forth by RR Zone.

The development will be serviced by a 24-foot-wide private roadway. The entrance will be a concrete paver surface up to the first triplex unit and continue as a paved asphalt surface. Curbing is also proposed for the internal roads with decorative concrete pavers also proposed around the proposed units.

Mr. DeCina supplied the board with a proposed site entrance elevation, marked as A-43. Mr. DeCina described the eight-foot columns, light fixtures and brass plaque. A total of 37 parking spaces are being

provided for the duplex, triplex and carriage house buildings including 21 spaces contained in enclosed garages. Fourteen off-street guests parking spaces are being provided with two ADA accessible spaces.

Mr. DeCina illustrated the site circulation for emergency services. The proposed storm water management systems will meet the Borough's ordinances and the NJ DEP requirements for water quality, quantity and ground water recharge.

The site contains freshwater wetlands with associated buffer areas approved by the DEP. Mr. DeCina explained the existing and proposed landscaping and buffering plans, which will meet the ordinance requirements.

Mr. DeCina described the proposed elevations for Osprey Lane and Tuxedo Lane, lighting plans and fixtures, utilities services, permits granted and applied for. Mr. DeCina testified to the design waivers being requested. Mr. Keady reviewed the T&M engineering report and elicited Mr. DeCina's testimony regarding the same.

Mr. Gianetti introduced Paul Grabowski, a New Jersey licensed architect. Mr. Grabowski was sworn in and the Board accepted his credentials. Mr. Grabowski described design plan and stated that a maximum number of trees will be preserved and the acreage adjacent to Tuxedo Lane will be untouched.

The proposal will supply new, moderate sized, low maintenance and superior quality homes to the Borough. Mr. Grabowski described the floor plans for the two types of townhomes, duplex and triplex buildings and carriage houses. Mr. Grabowski described exterior architectural design details and color palette of the proposal. The adequate storage for refuse will be contained in the garages.

Mr. Gianetti introduced Frank Miskovich, a New Jersey licensed traffic engineer. Mr. Miskovich was sworn in and the Board accepted his credentials. Mr. Miskovich summarized the scope of the Traffic Impact Study and the Supplemental Traffic Assessment that were performed. The proposed parking exceeds RSIS standards.

Traffic counts and field inspections were performed at peak periods for the intersections of Rumson Road, Bingham Avenue and Osprey Lane. Mr. Miskovich supplied the levels of service for existing and projected conditions in the area and suggested some traffic calming measures.

Mr. Gianetti introduced Art Bernard, a New Jersey licensed planner. Mr. Bernard was sworn in and the Board accepted his credentials. Mr. Bernard stated that the application is variance free and the design waivers being sought are reasonable. The site plan as proposed is substantially consistent with the concept plans contained in the settlement agreement.

Ms. Lelie elicited testimony regarding the affordable housing contribution associated with the project.

Board Members expressed concerns with the interior traffic flow; increased traffic flow in the entire neighborhood without sidewalks; safety and maneuverability at intersections and the adequacy of the stormwater management system and its maintenance. Board Members suggested the applicant investigate alternative ingress/egress for the project.

Mr. Steib announced that the application will be carried to the December 6, 2021 at 7:30 pm without further notice.

Mr. Steib advised the Board that an Executive Session was necessary relating to pending litigation.

Executive Session was held.

There being no further business before the Board, the meeting was adjourned at approximately 9:40 p.m.

The next scheduled meeting will be held virtually on December 6, 2021 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson